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7 RANELAGH ROAD, HIGHCLIFFE BH23 5DY PRICE £550,000 FREEHOLD

Winkworth

for every step...

A superbly located, well-presented three-bedroom detached bungalow within a short distance to Highcliffe High Street and with the cliff top paths to the beaches below at the end of the road.

7 Ranelagh Road, Highcliffe BH23 5DY

Price £550,000 Freehold

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

A superbly located, well-presented three-bedroom detached bungalow within a short distance to Highcliffe High Street and its amenities plus within extremely close proximity to cliff top paths and beaches below. Offered with no forward chain.

The brick paved driveway provides off-road parking. The front door leads into an entrance lobby which could double up as a sunroom if desired.

The entrance hall has doors off to all principal rooms and a very useful storage cupboard.

The L-shaped living room is found to the front of the property with large South facing picture window and focal fireplace.

A kitchen/breakfast room benefits from a delightful, semi-vaulted ceiling and patio doors leading to the garden, the kitchen has been fitted with modern units and integrated appliances.

There are three double bedrooms, the principal bedroom features an attractive outlook over the garden plus a range of fitted cupboards. Bedrooms two and three also benefit from fitted cupboards.

The family bathroom has been fitted with a modern suite including walk-in shower & separate bath, there is also a separate W/C.

The rear garden is mainly laid to lawn with a patio leading from the rear of the bungalow, mature hedging and garden shed.

Summary:

- Well-presented detached bungalow
- Three bedrooms all with fitted cupboards
- L-shaped living room with large South facing picture window
- Kitchen/breakfast room with a semi-vaulted ceiling and patio doors to garden
- Family bathroom with walk-in shower and separate bath
- Rear garden with patio area and garden shed
- BCP Council Tax Band E

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

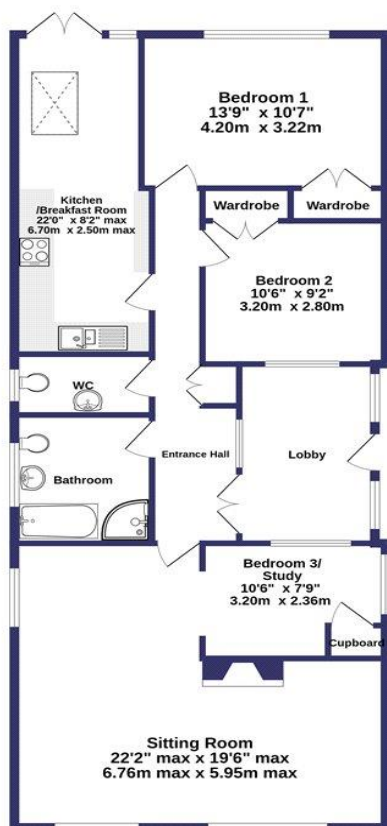
Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability



GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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